

TEXAS TRANSPORTATION COMMISSION

COMAL County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the city of New Braunfels, COMAL COUNTY, officials have requested to extend the designation of FARM TO MARKET ROAD 306 from I-35 east to FM 1101 on new location, a distance of approximately 0.95 mile, and that FM 483, from I-35 east to FM 1101, be removed from the state highway system (system); and the State of Texas used certain land for highway purposes to which title is held in the county's name.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended, as shown in Exhibit A, that the designation of FM 306 be extended from I-35 east to FM 1101 and that FM 483 from I-35 east to FM 1101, a distance of approximately 0.94 mile, be removed from the system and that control, jurisdiction and maintenance be transferred to Comal County.

Portions of the FM 483 land (surplus land), described in Exhibit B, are no longer needed for a state highway purpose.

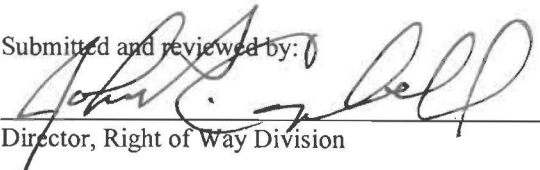
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the quitclaim to the county of any interest that might have accrued to the state by use of the property.

The county has requested that FM 483 be removed from the system and that control, jurisdiction and maintenance from I-35 east to FM 1101 be turned over to the county and that the surplus land be quitclaimed to the county.

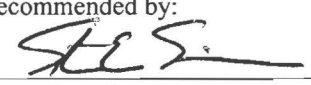
IT IS THEREFORE ORDERED by the commission that the extension of FM 306 from I-35 east to FM 1101 is accepted and designated as part of the system, a distance of approximately 0.95 mile, and that FM 483 from I-35 east to FM 1101 is removed from the system and transferred to the county for control, jurisdiction and maintenance, a distance of approximately 0.94 mile.

FURTHER, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument quitclaiming all of the state's rights and interest in the surplus land to Comal County, Texas.

Submitted and reviewed by:


Director, Right of Way Division

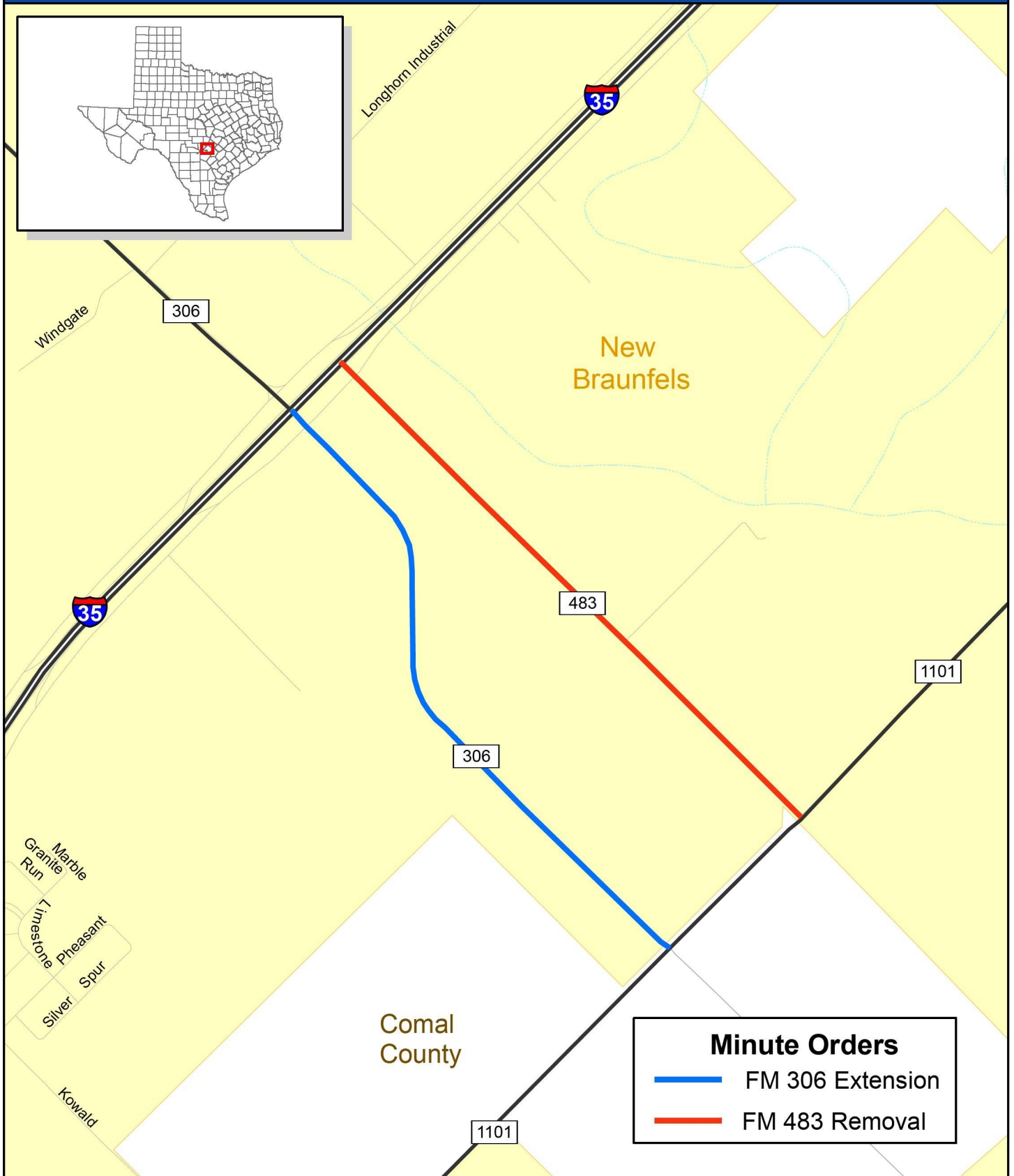
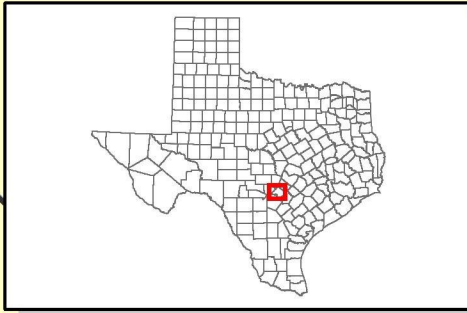
Recommended by:


per Executive Director

112284 MAY 27 10

Minute
Number

Date
Passed



Minute Orders

- FM 306 Extension
- FM 483 Removal



Texas Department of Transportation
 Transportation Planning and Programming Division
 Data Analysis, Mapping and Reporting Branch
 January 11, 2010

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 Texas Department of Transportation
 Notice
 This map was produced for internal use
 within the Texas Department of Transportation.
 Accuracy is limited to the validity of available
 data as of December 31, 2009.



Control: 0016-20
Highway: F.M. 483
County: Comal

EXHIBIT B

Property Description for Tract 1

A 0.293 of an acre (12,767 square feet) tract of land in the Antonio Maria Esnaurizar Eleven League Grant, Abstract No. 1, City of New Braunfels, Comal County, Texas; said 0.293 acre tract being a portion of F.M. 483 (width varies), conveyed from Albert Soefje, et ux to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 540 of the Comal County Deed Records; said 0.293 acre tract being more particularly described by metes and bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a TXDOT monument found at the west end of a cutback at the intersection of the southwest right-of-way line of said F.M. 483 with the southeast right-of-way line of Interstate Highway 35 (width varies) for the north corner of Lot 1, Block "A", Creekview Shops Subdivision, according to the map or plat recorded under Document No. 200806021265 of the Map and Plat Records of Comal County, Texas and for the west corner of this tract;

- 1) THENCE; North 39° 08' 23" East - 129.39 feet to a point for the north corner of this tract;
- 2) THENCE; South 44° 40' 10" East - 248.33 feet to a point for the east corner of this tract;
- 3) THENCE; South 45° 19' 50" West - 30.93 feet to a point for the east corner of said Lot 1 and for the south corner of this tract; from which a found ½-inch iron rod with cap stamped "Doucet & Assoc." bears South 45° 19' 50" West - 9.26 feet;
- 4) THENCE; North 43° 40' 50" West - 134.26 feet with the northeast line of said Lot 1 to a point at the east end of said cutback for the northeast corner of said Lot 1 and for an angle point of this tract;
- 5) THENCE; North 89° 38' 17" West - 141.54 feet with said cutback to the POINT OF BEGINNING and containing 0.293 of an acre (12,767 square feet) of land.

Note: A plat of even date accompanies this metes and bounds description.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 356-130

W:\356-130_FM-483_Tract1-Txdot-R1.wpd



A handwritten signature in blue ink, appearing to read "Brian Nesvadba".

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

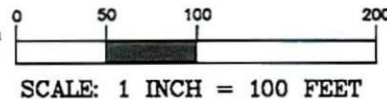
INTERSTATE
HIGHWAY 35
(R.O.W. VARIES)

LEGEND

- C.C.O.P.R. - COMAL COUNTY OFFICIAL PUBLIC RECORDS
- C.C.M.&P.R. - COMAL COUNTY PLAT RECORDS
- CONC. - CONCRETE
- CABLE PEDESTAL
- ELECTRIC PULL BOX
- FIRE HYDRANT
- FLOW LINE
- FOUND
- IRON PIPE
- IRON ROD
- MANHOLE
- OVERHEAD POWER LINE
- POWER POLE
- RIGHT OF WAY
- SANITARY
- STORM
- TELEPHONE PEDESTAL
- VITH
- WATER VALVE

NOTES

1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS



TOWN CENTER DRIVE
(100' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)

COLD SPRINGS DRIVE
(80' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
93.905 ACRES
(DOC. NO. 200606053182; C.C.O.P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
93.905 ACRES
(DOC. NO. 200606053182; C.C.O.P.R.)

F.M. 483
(WIDTH VARIES)
(UNIMPROVED)

LOT 1

MARTIN SOEFJE SUBDIVISION
(VOL. 5, PG. 172; C.C.M.&P.R.)
A-L 95 CREEKSIDE TOWN CENTER, L.P.
(DOC. NO. 200606053624; C.C.O.P.R.)

LOT 2

TOWN CENTER DRIVE
(100' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)

SKETCH TO ACCOMPANY DESCRIPTION
OF

A 0.293 OF AN ACRE (12,767 SQ. FT.) TRACT OF LAND,
BEING THAT PORTION OF F.M. 483
FROM I.H. 35 TO F.M. 1101
IN THE ANTONIO MARIA ESNAURIZAR ELEVEN LEAGUE GRANT,
ABSTRACT NO. 1

CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477

PHONE: 281.491.2525 FAX: 281.491.2535

DATE: 03/11/09

JOB NO.: 356-130

PAGE 2 OF 2



CREEKVIEW SHOPS SUBDIVISION
(DOC. NO. 200806021265; C.C.M.&P.R.)
NEW BRAUNFELS I.H.-35 RETAIL ASSOCIATES, L.P.
REMAINDER OF 2.990 ACRES
(DOC. NO. 20080606454; C.C.O.P.R.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°08'23" E	129.39'
L2	S 44°40'10" E	248.33'
L3	S 45°19'50" W	30.93'
L4	N 43°40'50" W	134.26'
L5	N 89°38'17" W	141.54'
L6	N 39°08'23" E	32.09'

TRACT 1
0.293 ACRE
(12,767 SQ. FT.)

COLD SPRINGS DRIVE
(80' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)

Control: 0016-20
Highway: F.M. 483
County: Comal

EXHIBIT B

Property Description for Tract 2

A 1.469 acre (64,001 square feet) tract of land in the Antonio Maria Esnaurizar Eleven League Grant, Abstract No. 1, City of New Braunfels, Comal County, Texas; said 1.469 acre tract being a portion of F.M. 483 (width varies), conveyed from Albert Soefje, et ux to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 540 of the Comal County Deed Records and from Raymond Abel, et ux to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 541 of the Comal County Deed Records; said 1.469 acre tract being more particularly described by metes and bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a TXDOT monument found at the west end of a cutback at the intersection of the southwest right-of-way line of said F.M. 483 with the southeast right-of-way line of Interstate Highway 35 (width varies) for the north corner of Lot 1, Block "A", Creekview Shops Subdivision, according to the map or plat recorded under Document No. 200806021265 of the Map and Plat Records of Comal County, Texas;

- 1) THENCE; North 39° 08' 23" East - 129.39 feet to a point for a west corner and POINT OF BEGINNING of this tract;
- 2) THENCE; North 39° 08' 23" East - 32.09 feet to a ½-inch iron rod with cap stamped "RPLS 4233" found for an angle point of this tract;
- 3) THENCE; North 38° 47' 11" East - 279.71 feet to a pk nail found for the north corner of this tract;
- 4) THENCE; South 29° 46' 25" West - 185.13 feet with the northwest line of a 93.905 acre tract of land conveyed to A-L 95 Creekside Town Center, L.P., as recorded in Document No. 200606053182 of the Official Public Records of Comal County, Texas to a TXDOT monument found at the north end of a cutback at the intersection of the southeast right-of-way line of said Interstate Highway 35 with northeast right-of-way of said F.M. 483 for an angle point of this tract;
- 5) THENCE; South 00° 16' 11" West - 141.64 feet with said cutback to a TXDOT monument found for the southwest corner of said 93.905 acre tract and for an angle point of this tract;
- 6) THENCE; South 44° 28' 08" East with the southwest line of said 93.905 acre tract, at a distance of 133.76 feet pass a ½-inch iron rod with cap stamped "RPLS 4233" found at the intersection of the northwest right-of-way line of Cold Springs Drive (60 feet wide), according to the map or plat recorded under Document No. 200706028033 of the Map and Plat Records of Comal County, Texas with the northeast right-of-way line of said F.M. 483 and continuing for a total distance of 788.17 feet to point at the intersection of the southeast right-of-way line of Town Center Drive (100 feet wide), according to the map or plat recorded under Document No. 200706028033 of the Map and Plat Records of Comal County, Texas with the northeast right-of-way line of said F.M. 483 for the east corner of this tract;

- 7) THENCE; South 45° 25' 24" West - 70.14 feet to a point in the northeast line of Lot 3C, Resubdivision Plat of Lot 3 Martin Soefje Subdivision, according to the map or plat recorded in Volume 7, Page 22 of the Map and Plat Records of Comal County, Texas for the south corner of this tract;
- 8) THENCE; North 44° 33' 15" West - 654.29 feet to a ½-inch iron rod with cap stamped "Doucet & Assoc." found in the southeast line of said Block "A" for the north corner of Lot 1, Martin Soefje Subdivision, according to the map or plat recorded in Volume 5, Page 172 of the Map and Plat Records of Comal County, Texas and for a west corner of this tract;
- 9) THENCE; North 45° 19' 50" East - 40.19 feet to a point in the right-of-way of said F.M. 483 for an interior corner of this tract;
- 10) THENCE; North 44° 40' 10" West - 248.33 feet to the POINT OF BEGINNING and containing 1.469 acres (64,001 square feet) of land.

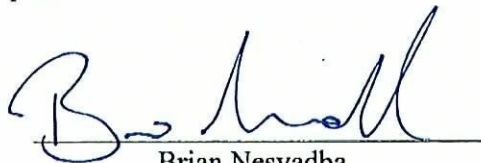
Note: A plat of even date accompanies this metes and bounds description.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 356-130

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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

- LEGEND**
- C.C.O.P.R. - COMAL COUNTY OFFICIAL PUBLIC RECORDS
 - C.C.M.&P.R. - COMAL COUNTY PLAT RECORDS
 - CONC - CONCRETE
 - CP - CABLE PEDESTAL
 - EPB - ELECTRIC PULL BOX
 - FH - FIRE HYDRANT
 - FL - FLOW LINE
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - MH - MANHOLE
 - OP - OVERHEAD POWER LINE
 - PP - POWER POLE
 - R.O.W. - RIGHT OF WAY
 - SAN - SANITARY
 - STM - STORM
 - TP - TELEPHONE PEDESTAL
 - WV - WATER VALVE

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS

0 50 100 200
SCALE: 1 INCH = 100 FEET



**INTERSTATE 35
(R.O.W VARIES)**

FND 1/2" IR W/CAP
(RPLS 4233)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
93.905 ACRES
(DOC. NO. 200606053182; C.C.O.P.R.)

FND TxDOT MONUMENT

8' X 8' TRANSFORMER PAD

8' X 8' TRANSFORMER PAD

FND 1/2" IR W/CAP
(RPLS 4233)

133.76'

FND TxDOT MONUMENT

12" ADS

12" WATER LINE(NFV)

FND 1/2" IR W/CAP
(DOUCET & ASSOC.)

12" WATER LINE(NFV)

FND TxDOT MONUMENT

FND 1/2" IR W/CAP
(DOUCET & ASSOC.)

12" WATER LINE(NFV)

FND TxDOT MONUMENT

FND 1/2" IR W/CAP
(DOUCET & ASSOC.)

12" WATER LINE(NFV)

FND TxDOT MONUMENT

FND 1/2" IR W/CAP
(DOUCET & ASSOC.)

12" WATER LINE(NFV)

FND TxDOT MONUMENT

FND 1/2" IR W/CAP
(DOUCET & ASSOC.)

12" WATER LINE(NFV)

FND TxDOT MONUMENT

FND 1/2" IR W/CAP
(DOUCET & ASSOC.)

12" WATER LINE(NFV)

FND TxDOT MONUMENT

FND 1/2" IR W/CAP
(DOUCET & ASSOC.)

12" WATER LINE(NFV)

LINE	BEARING	DISTANCE
L1	N 39°08'23" E	129.39'
L2	N 39°08'23" E	32.09'
L3	N 38°47'11" E	279.71'
L4	S 29°46'25" W	185.13'
L5	S 00°16'11" W	141.64'
L6	S 44°28'08" E	788.17'
L7	S 45°25'24" W	70.14'
L8	N 44°33'15" W	654.29'
L9	N 45°19'50" E	40.19'
L10	N 44°40'10" W	248.33'

CREEKVIEW SHOPS SUBDIVISION
(DOC. NO. 200806021265; C.C.M.&P.R.)
NEW BRAUNFELS 11-35 RETAIL ASSOCIATES, L.P.
(DOC. NO. 20060606454; C.C.O.P.R.)
REMAINDER OF 2.990 ACRES

TRACT 2
1.469 ACRES
(64,001 SQ. FT.)

COLD SPRINGS DRIVE
(60' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)



PAGE 3 OF 3

TOWN CENTER DRIVE
(100' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)

COLD SPRINGS DRIVE
(60' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
93.905 ACRES
(DOC. NO. 200606053182; C.C.O.P.R.)

F.M. 483
(WIDTH VARIES)
(UNIMPROVED)

LOT 1

MARTIN SOEFJE SUBDIVISION
(VOL. 5, PG. 172; C.C.M.&P.R.)
A-L 95 CREEKSIDE TOWN CENTER, L.P.
(DOC. NO. 200606053624; C.C.O.P.R.)

LOT 2

TOWN CENTER DRIVE
(100' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)

SKETCH TO ACCOMPANY DESCRIPTION
OF

A 1.469 ACRE (64,001 SQ. FT.) TRACT OF LAND,
BEING THAT PORTION OF F.M. 483
FROM I.H. 35 TO F.M. 1101
IN THE ANTONIO MARIA ESNAURIZAR ELEVEN LEAGUE GRANT,
ABSTRACT NO. 1
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535



DATE: 03/11/09

JOB NO.: 356-130

RESUBDIVISION PLAT OF LOT 3
MARTIN SOEFJE SUBDIVISION
(VOL. 7, PG. 22; C.C.M.&P.R.)

Control: 0016-20
Highway: F.M. 483
County: Comal

EXHIBIT B

Property Description for Tract 3

A 1.433 acre (62,438 square feet) tract of land in the Antonio Maria Esnaurizar Eleven League Grant, Abstract No. 1, City of New Braunfels, Comal County, Texas; said 1.433 acre tract being a portion of F.M. 483 (width varies), conveyed from Albert Soefje, et ux to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 540 of the Comal County Deed Records and from Raymond Abel, et ux to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 541 of the Comal County Deed Records; said 1.433 acre tract being more particularly described by metes and bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a TXDOT monument found at the west end of a cutback at the intersection of the southwest right-of-way line of said F.M. 483 with the southeast right-of-way line of Interstate Highway 35 (width varies) for the north corner of Lot 1, Block "A", Creekview Shops Subdivision, according to the map or plat recorded under Document No. 200806021265 of the Map and Plat Records of Comal County, Texas;

- 1) THENCE; South 89° 38' 17" East - 141.54 feet with said cutback to an angle point;
- 2) THENCE; South 43° 40' 50" East - 134.26 feet with the northeast line of said Block "A" to a point for the east corner of said Block "A";
- 3) THENCE; South 45° 19' 50" West - 9.26 feet with the southeast line of said Block "A" to a ½-inch iron rod with cap stamped "Doucet & Assoc." found for the north corner of Lot 1, Martin Soefje Subdivision, according to the map or plat recorded in Volume 5, Page 172 of the Map and Plat Records of Comal County, Texas;
- 4) THENCE; South 44° 33' 15" East - 654.29 feet to point at the intersection of the southeast right-of-way line of Town Center Drive (100 feet wide), according to the map or plat recorded under Document No. 200706028033 of the Map and Plat Records of Comal County, Texas with the northeast right-of-way line of said F.M. 483 for the west corner and POINT OF BEGINNING of this tract;
- 5) THENCE; North 45° 25' 24" East - 70.14 feet to a point at the intersection of the southeast right-of-way line of said Town Center Drive with the northeast right-of-way line of said F.M. 483 for the north corner of this tract;
- 6) THENCE; South 44° 28' 08" East - 890.92 feet with the southwest line of a 93.905 acre tract of land conveyed to A-L 95 Creekside Town Center, L.P., as recorded under Document No. 200606053182 of the Official Public Records of Comal County, Texas to a point for the east corner of this tract;
- 7) THENCE; South 45° 19' 40" West - 70.27 feet to a point for the east corner of Lot 1R, Resubdivision Plat of Lots 1R and 2R Fred Soefje Subdivision, according to the map or plat recorded in Volume 9, Page 191 of the Map and Plat Records of Comal County, Texas for the south corner of this tract;

- 8) THENCE; North 44° 10' 11" West - 40.31 feet to a ½-inch iron rod found for a north corner of said Lot 1R and for the east corner of Lot 2, Jeff Soefje Subdivision, according to the map or plat recorded in Volume 12, Page 221 of the Map and Plat Records of Comal County, Texas and for an angle point of this tract;
- 9) THENCE; North 44° 28' 12" West - 810.16 feet to a ½-inch iron rod with cap stamped "Carter & Burgess" found for the east corner of Lot 3C and for the north corner of Lot 3A, Resubdivision Plat of Lot 3 Martin Soefje Subdivision, according to the map or plat recorded in Volume 7, Page 22 of the Map and Plat Records of Comal County, Texas and for an angle point of this tract;
- 10) THENCE; North 44° 33' 15" West - 40.57 feet with the northeast line of said Lot 3C to the POINT OF BEGINNING and containing 1.433 acres (62,438 square feet) of land.

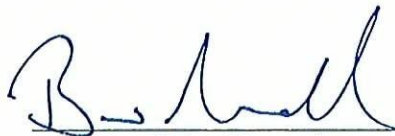
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COMPILED BY:

TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 356-130

W:\356-130_FM-483_Tract3-Txdot-R1.wpd




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



LONGHORN ACRES,
UNIT ONE
(VOL. 15, PG. 85;
C.C.M.&P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
(DOC. NO. 200606053624; C.C.O.P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
93.905 ACRES
(DOC. NO. 200806053182; C.C.O.P.R.)

МАТЧИЛИБЕ "А"

TRACT 3 | F.M. 483 (WIDTH VARIES)

LOT 1

JEFF SOEFJE SUBDIVISION
(VOL. 12, PG. 221; C.C.M.&P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
(DOC. NO. 200606053624; C.C.O.P.R.)

LEGEND

C C M P R	-	CDMAL COUNTY OFFICIAL PUBLIC RECORDS
C C M & P R	-	CDMAL COUNTY PULL RECORDS
CONC	-	CONCRETE
CP	-	CORR PEDESTAL
EPB	-	ELECTRIC PULL BOX
FND	-	FOUND
IP	-	IRON PIPE
IR	-	IRON ROD
MM	-	MANHOLE
P	-	OVERHEAD POWER LINE
P	-	POWER POLE
R D W	-	RIGHT OF WAY
SDH	-	STORM
TP	-	TELEPHONE PEDESTAL
W	-	WITH
WN	-	WATER METER
WV	-	WATER VALVE

NOTES.

1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°38'17" E	141.54'
L2	S 43°40'50" E	134.26'
L3	S 45°19'50" W	9.26'
L4	S 44°33'15" E	654.29'
L5	N 45°25'24" E	70.14'
L6	S 44°28'08" E	890.92'
L7	S 45°19'40" W	70.27'
L8	N 44°10'11" W	40.31'
L9	N 44°28'12" W	810.16'
L10	N 44°33'15" W	40.52'

TRACT 3

1.433 ACRES
(62,438 SQ. FT.)

PAGE 4 OF 4

SKETCH TO ACCOMPANY DESCRIPTION
OF

A 1.433 ACRE (62,438 SQ. FT.) TRACT OF LAND,
BEING THAT PORTION OF F.M. 483
FROM I.H. 35 TO F.M. 1101
IN THE ANTONIO MARIA ESNAURIZAR ELEVEN LEAGUE GRANT,
ABSTRACT NO. 1

CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477

PHONE: 281.491.2525 FAX: 281.491.2535



DATE: 03/11/09

JOB NO.: 356-130

Property Description for Tract 4

A 4.591 acre (199,996 square feet) tract of land in the Antonio Maria Esnaurizar Eleven League Grant, Abstract No. 1, City of New Braunfels, Comal County, Texas; said 4.591 acre tract being a portion of F.M. 483 (width varies), conveyed from Mrs. Hugo Kohlenberg, et al to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 537 of the Comal County Deed Records, from Mrs. Bertha Brinkkoeter to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 539 of the Comal County Deed Records, from Albert Soefje, et ux to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 540 of the Comal County Deed Records, from Raymond Abel, et ux to the County of Comal, State of Texas, filed for record on November 6, 1947 in Volume 87, Page 541 of the Comal County Deed Records, and from Clarence Timmermann, et ux to the County of Comal, State of Texas, filed for record on November 12, 1947 in Volume 87, Page 581 of the Comal County Deed Records; said 4.591 acre tract being more particularly described by metes and bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a TXDOT monument found at the west end of a cutback at the intersection of the southwest right-of-way line of said F.M. 483 with the southeast right-of-way line of Interstate Highway 35 (width varies) for the north corner of Lot 1, Block "A", Creekview Shops Subdivision, according to the map or plat recorded under Document No. 200806021265 of the Map and Plat Records of Comal County, Texas;

- 1) THENCE; South 89° 38' 17" East - 141.54 feet with said cutback to an angle point;
- 2) THENCE; South 43° 40' 50" East - 134.26 feet with the northeast line of said Block "A" to a point for the east corner of said Block "A";
- 3) THENCE; South 45° 19' 50" West - 9.26 feet with the southeast line of said Block "A" to a ½-inch iron rod with cap stamped "Doucet & Assoc." found for the north corner of Lot 1, Martin Soefje Subdivision, according to the map or plat recorded in Volume 5, Page 172 of the Map and Plat Records of Comal County, Texas;
- 4) THENCE; South 44° 33' 15" East - 694.86 feet to a ½-inch iron rod with cap stamped "Carter & Burgess" found for the east corner of Lot 3C and the north corner of Lot 3A, Resubdivision Plat of Lot 3 Martin Soefje Subdivision, according to the map or plat recorded in Volume 7, Page 22 of the Map and Plat Records of Comal County, Texas;
- 5) THENCE; South 44° 28' 12" East - 810.16 feet to a ½-inch iron rod found for the north corner of Lot 1R, Resubdivision Plat of Lots 1R and 2R Fred Soefje Subdivision, according to the map or plat recorded in Volume 9, Page 191 of the Map and Plat Records of Comal County, Texas and for the east corner of Lot 2, Jeff Soefje Subdivision, according to the map or plat recorded in Volume 12, Page 221 of the Map and Plat Records of Comal County, Texas;
- 6) THENCE; South 44° 10' 11" East - 40.31 feet to a point for the east corner of said Lot 1R, for the north corner of Lot 2R of said Resubdivision Plat of Lots 1R and 2R Fred Soefje Subdivision and for the west corner and POINT OF BEGINNING of this tract;

- 7) THENCE; North 45° 19' 40" East - 70.27 feet to a point in the southwest line of a 93.905 acre tract of land conveyed to A-L 95 Creekside Town Center, L.P., as recorded in Document No. 200606053182 of the Official Public Records of Comal County, Texas for the north corner of this tract;
- 8) THENCE; South 44° 28' 08" East - 69.03 feet to point in the southwest line of Longhorn Acres, Unit One, according to the map or plat recorded in Volume 15, Page 85 of the Map and Plat Records of Comal County, Texas for an angle point of this tract;
- 9) THENCE; South 44° 40' 02" East - 797.54 feet with the southwest line of said 93.905 acre tract to a point for the beginning of a non-tangent curve to the left;
- 10) THENCE; in a southeasterly direction with the southwest line of said 93.905 acre tract and with said non-tangent curve to the left having a central angle of 01° 53' 52", a radius of 2,834.79 feet, a length of 93.89 feet and a chord bearing South 45° 39' 11" East - 93.89 feet to a point for the end of said curve;
- 11) THENCE; South 46° 39' 42" East - 399.10 feet with the southwest line of said 93.905 acre tract and with the southwest line of a 100.00 acre tract of land conveyed to A-L 95 Creekside Town Center, L.P., as recorded in Document No. 20060605324 of the Official Public Records of Comal County, Texas to a ½-inch iron rod with cap stamped "Carter and Burgess" found for the beginning of a non-tangent curve to the right;
- 12) THENCE; in a southeasterly direction with the southwest line of said 100.00 acre tract and with said non-tangent curve to the right having a central angle of 02° 09' 00", a radius of 2,894.79 feet, a length of 108.63 feet and a chord bearing South 45° 31' 31" East - 108.63 feet to a ½-inch iron rod with cap stamped "Carter and Burgess" found the end of said curve;
- 13) THENCE; South 44° 26' 50" East with the southwest line of said 100.00 acre tract, at a distance of 646.04 feet pass a ½-inch iron rod with cap stamped "Carter and Burgess" found for the south corner of a 14.437 acre tract of land conveyed to A-L 95 Creekside Town Center, L.P., as recorded in Document No. 20060605324 of the Official Public Records of Comal County, Texas and for the west corner of a 40.986 acre tract of land conveyed to A-L 95 Creekside Town Center, L.P., as recorded in Document No. 20060605324 of the Official Public Records of Comal County, Texas and continuing for a total distance of 1,476.68 feet to a ½-inch iron rod with cap stamped "Carter and Burgess" found at the west end of a cutback at the intersection of the northeast right-of-way line of said F.M. 483 with the northwest right-of-way line of F.M. 1101 (Freiheit Road, called 80 feet wide) for the southwest corner of said 40.986 acre tract and for an angle point of this tract;
- 14) THENCE; North 89° 38' 21" East - 111.05 feet with said cutback to a ½-inch iron rod found for the east corner of this tract;
- 15) THENCE; South 44° 35' 56" West - 222.35 feet with the northwest right-of-way line of said F.M. 1101 to a ½-inch iron rod with cap stamped "Carter and Burgess" found at the south end of a cutback at the intersection of the southwest right-of-way line of said F.M. 483 with the northwest right-of-way line of said F.M. 1101 for the south corner of this tract;
- 16) THENCE; North 02° 32' 24" East - 112.89 feet with said cutback to a ½-inch iron rod with cap stamped "Carter and Burgess" found for an angle point of this tract;

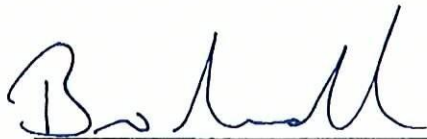
- 17) THENCE; North 44° 26' 50" West - 1,480.64 feet with the northeast line a 79.385 acre tract of land conveyed to Creekside 1101, Ltd., as recorded under Document No. 200606038677 of the Official Public Records of Comal County, Texas to a ½-inch iron rod with cap stamped "Carter and Burgess" found for the beginning of a non-tangent curve to the left;
- 18) THENCE; in a northwesterly direction with the northeast line of said 79.385 acre tract and with said non-tangent curve to the left having a central angle of 02° 08' 58", a radius of 2,834.79 feet, a length of 106.35 feet and a chord bearing North 45° 31' 30" West - 106.34 feet to a ½-inch iron rod with cap stamped "Carter and Burgess" found for the end of said curve;
- 19) THENCE; North 46° 39' 42" West - 231.36 feet with the northeast line of said 79.385 acre tract to a ½-inch iron rod with cap stamped "RPLS 4069" found for the north corner of said 79.385 acre tract and for an interior corner of this tract;
- 20) THENCE; South 44° 46' 14" West - 12.31 feet with the northwest line of said 79.385 acre tract to a point for the east corner of Lot 3, George Soefje Subdivision, according to the map or plat recorded in Volume 5, Page 147 of the Map and Plat Records of Comal County, Texas and for a south corner of this tract;
- 21) THENCE; North 46° 20' 49" West - 174.60 feet with the northeast line of said George Soefje Subdivision to a ⅝-inch iron rod with cap stamped "TEAM" set in the northeast line of Lot 2 of said George Soefje Subdivision for a point-of-curvature;
- 22) THENCE; in a northwesterly direction with the northeast line of said Lot 2 and with a curve to the right having a central angle of 01° 55' 44", a radius of 2,904.93 feet, a length of 97.80 feet and a chord bearing North 45° 22' 57" West - 97.80 feet to a ⅝-inch iron rod with cap stamped "TEAM" set for a point-of-tangency; from which a found ½-inch iron rod bears South 44° 53' 42" East - 9.51 feet;
- 23) THENCE; North 44° 25' 05" West - 315.84 feet with the northeast lines of Lot 1C, Lot 1B and Lot 1A, George Soefje Resubdivision of Lot 1, according to the map or plat recorded in Volume 5, Page 210 of the Map and Plat Records of Comal County, Texas to a ½-inch iron pipe found for the north corner of said lot 1A and for an angle point of this tract;
- 24) THENCE; North 44° 57' 22" West - 360.70 feet with the northeast lines of Lot 4R and Lot 3R, A Vacating and Replat of Tract 3 and Tract 4, out of the Fred Soefje Subdivision, according to the map or plat recorded in Volume 11, Page 244 of the Map and Plat Records of Comal County, Texas a ½-inch iron pipe found for the north corner of said Lot 3R and for an angle point of this tract;
- 25) THENCE; North 44° 10' 11" West - 181.40 feet with the northeast line of said Lot 2R to the POINT OF BEGINNING and containing 4.591 acres (199,966 square feet) of land.

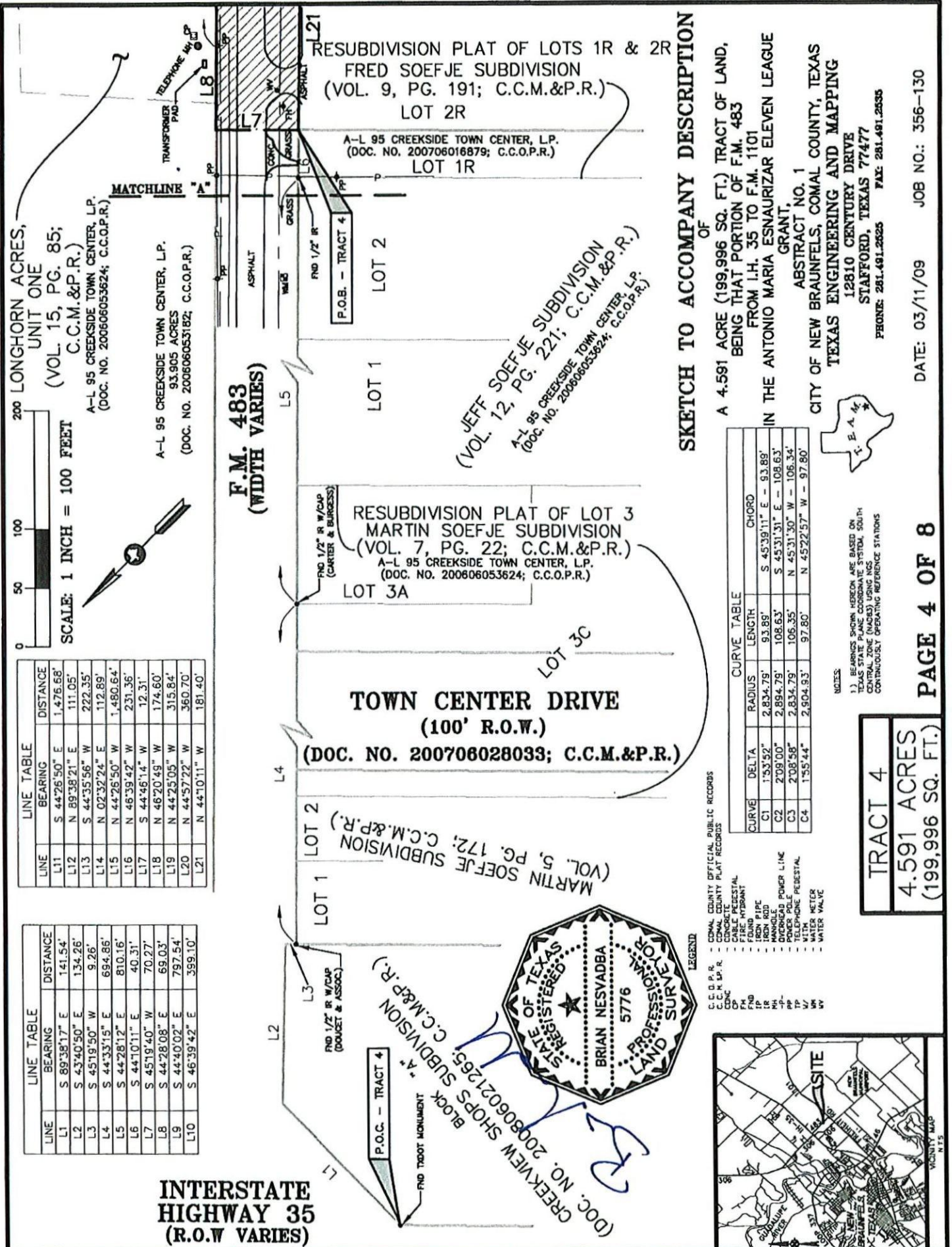
Note: A plat of even date accompanies this metes and bounds description.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 356-130




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°38'17" E	141.54'
L2	S 43°40'50" E	134.26'
L3	S 45°19'50" W	9.26'
L4	S 44°33'15" E	694.86'
L5	S 44°28'12" E	810.16'
L6	S 44°10'11" E	40.31'
L7	S 45°19'40" W	70.27'
L8	S 44°28'08" E	69.03'
L9	S 44°40'02" E	797.54'
L10	S 46°39'42" E	359.10'

LINE TABLE

LINE	BEARING	DISTANCE
L11	S 44°26'50" E	1,476.68'
L12	N 89°38'21" E	111.05'
L13	S 44°35'56" W	222.35'
L14	N 02°32'24" E	112.89'
L15	N 44°26'50" W	1,480.64'
L16	N 46°39'42" W	231.36'
L17	S 44°46'14" W	12.31'
L18	N 46°20'49" W	174.60'
L19	N 44°25'05" W	315.84'
L20	N 44°57'22" W	360.70'
L21	N 44°10'11" W	181.40'

**INTERSTATE
HIGHWAY 35
(R.O.W VARIES)**

**TOWN CENTER DRIVE
(100' R.O.W.)
(DOC. NO. 200706028033; C.C.M.&P.R.)**

**RESUBDIVISION PLAT OF LOT 3
MARTIN SOEFJE SUBDIVISION
(VOL. 7, PG. 22; C.C.M.&P.R.)
A-L 95 CREEKSIDE TOWN CENTER, L.P.
(DOC. NO. 200606053624; C.C.O.P.R.)**

**RESUBDIVISION PLAT OF LOTS 1R & 2R
FRED SOEFJE SUBDIVISION
(VOL. 9, PG. 191; C.C.M.&P.R.)
LOT 2R
A-L 95 CREEKSIDE TOWN CENTER, L.P.
(DOC. NO. 200706016879; C.C.O.P.R.)
LOT 1R**

**F.M. 483
(WIDTH VARIES)**

**JEFF SOEFJE SUBDIVISION
(VOL. 12, PG. 221; C.C.M.&P.R.)
A-L 95 CREEKSIDE TOWN CENTER, L.P.
(DOC. NO. 200606053624; C.C.O.P.R.)**



- LEGEND**
- C.C.O.P.R. - COMAL COUNTY OFFICIAL PUBLIC RECORDS
 - C.C.M. & P.R. - COMAL COUNTY PLAT RECORDS
 - CONC - CONCRETE
 - CR - CEMENT RENDER
 - FH - FIRE HYDRANT
 - FO - FOUND
 - IR - IRON PIPE
 - IP - IRON PIPE
 - MA - MANHOLE
 - OP - OVERHEAD POWER LINE
 - PE - TELEPHONE PEDESTAL
 - TP - TELEPHONE
 - WM - WATER METER
 - WV - WATER VALVE



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°53'52"	2,834.79'	93.89'	S 45°39'11" E - 93.89'
C2	2°09'00"	2,894.79'	108.63'	S 45°31'31" E - 108.63'
C3	2°08'58"	2,834.79'	106.35'	N 45°31'30" W - 106.34'
C4	1°55'44"	2,904.93'	97.80'	N 45°22'57" W - 97.80'

NOTES
1.) BEARING SURVEY HEREON ARE BASED ON
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH
CENTRAL ZONE (NAD83) USING NOS
CONTINUOUSLY OPERATING REFERENCE STATIONS

**TRACT 4
4.591 ACRES
(199,996 SQ. FT.)**

SKETCH TO ACCOMPANY DESCRIPTION

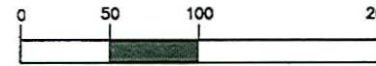
OF
A 4.591 ACRE (199,996 SQ. FT.) TRACT OF LAND,
BEING THAT PORTION OF F.M. 483
FROM L.H. 35 TO F.M. 1101
IN THE ANTONIO MARIA ENSAURIZAR ELEVEN LEAGUE
GRANT.
ABSTRACT NO. 1
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2625 FAX: 281.491.2635

DATE: 03/11/09 JOB NO.: 356-130

LEGEND

CC D.P.R. - COMAL COUNTY OFFICIAL PUBLIC RECORDS
 C.C.M.&P.R. - COMAL COUNTY PLAT RECORDS
 CONC - CONCRETE
 C/P - CABLE PEDESTAL
 FH - FIRE HYDRANT
 FND - FOUND
 IP - IRON PIPE
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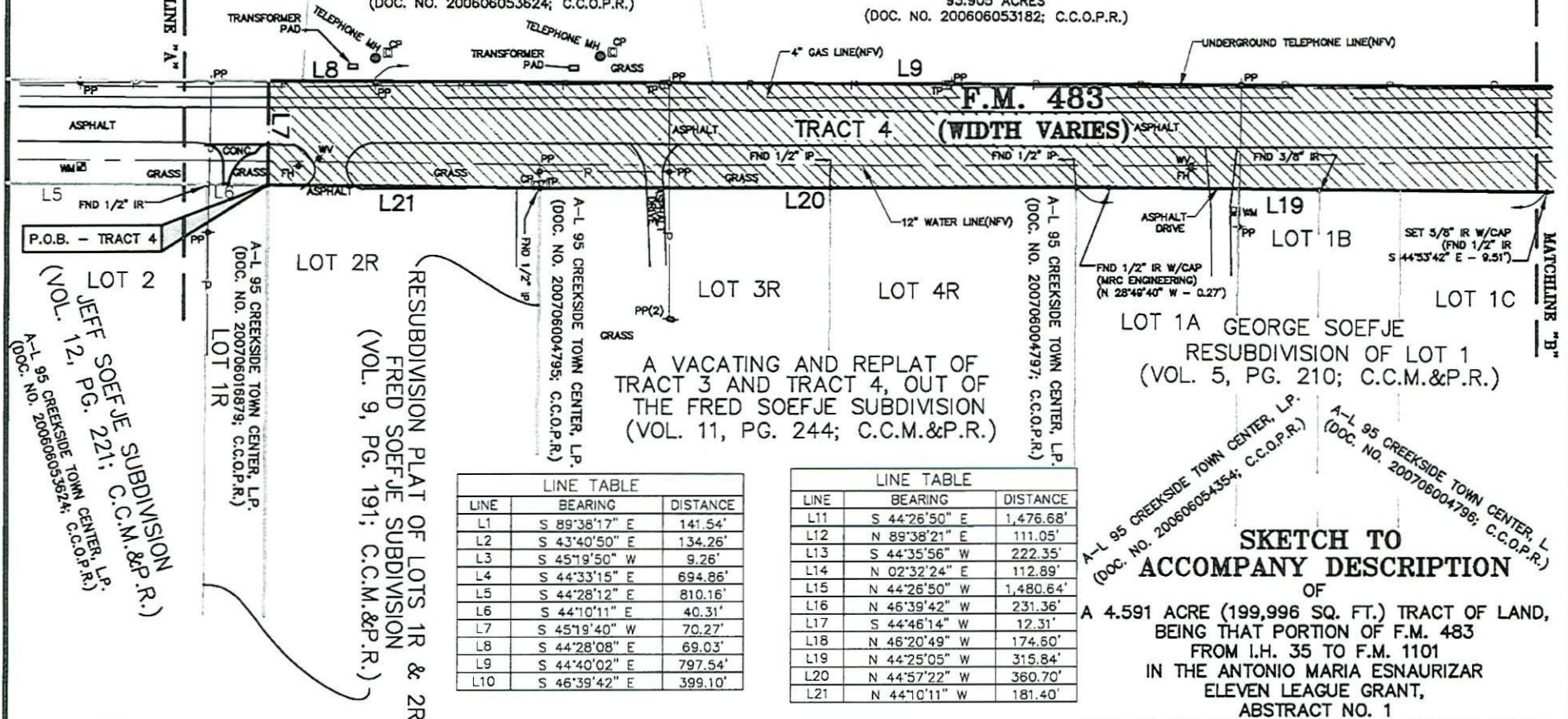
SCALE: 1 INCH = 100 FEET



LONGHORN ACRES,
 UNIT ONE
 (VOL. 15, PG. 85;
 C.C.M.&P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
 (DOC. NO. 200606053624; C.C.O.P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
 93.905 ACRES
 (DOC. NO. 200606053182; C.C.O.P.R.)



LINE TABLE		
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L1	S 89°38'17" E	141.54'
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TRACT 4

4.591 ACRES
 (199,996 SQ. FT.)

PAGE 5 OF 8

SKETCH TO ACCOMPANY DESCRIPTION

OF
 A 4.591 ACRE (199,996 SQ. FT.) TRACT OF LAND,
 BEING THAT PORTION OF F.M. 483
 FROM I.H. 35 TO F.M. 1101
 IN THE ANTONIO MARIA ESNAURIZAR
 ELEVEN LEAGUE GRANT,
 ABSTRACT NO. 1

CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING
 12810 CENTURY DRIVE
 STAFFORD, TEXAS 77477

PHONE: 281.491.2525 FAX: 281.491.2535

DATE: 03/11/09

JOB NO.: 356-130

NOTES:
 1.) BEARINGS SHOWN HEREON ARE BASED ON
 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH
 CENTRAL ZONE (NAD83) USING NGS
 CONTINUOUSLY OPERATING REFERENCE STATIONS

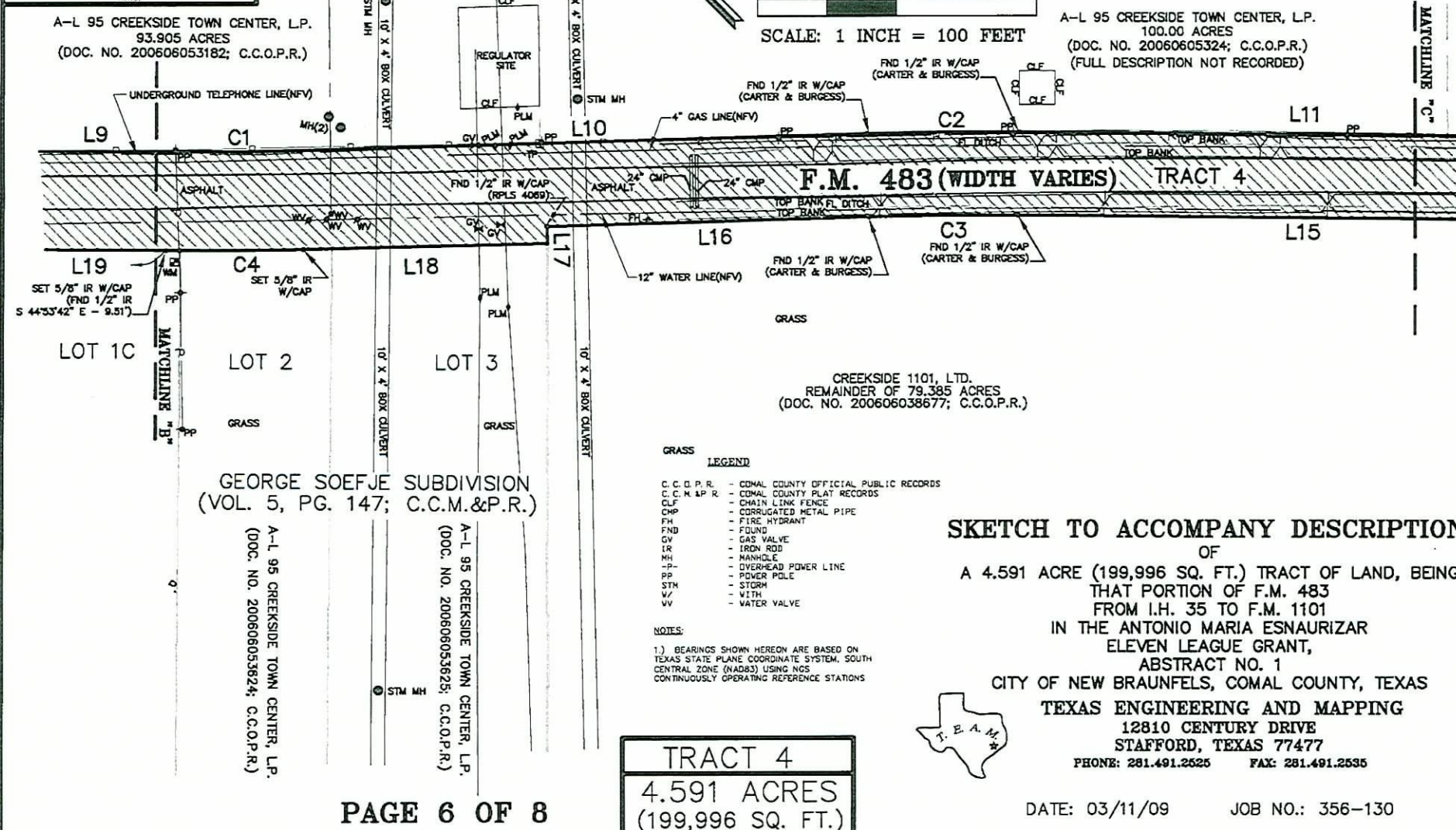




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SKETCH TO ACCOMPANY DESCRIPTION OF

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FROM I.H. 35 TO F.M. 1101
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ABSTRACT NO. 1
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477

PHONE: 281.491.2525 FAX: 281.491.2535

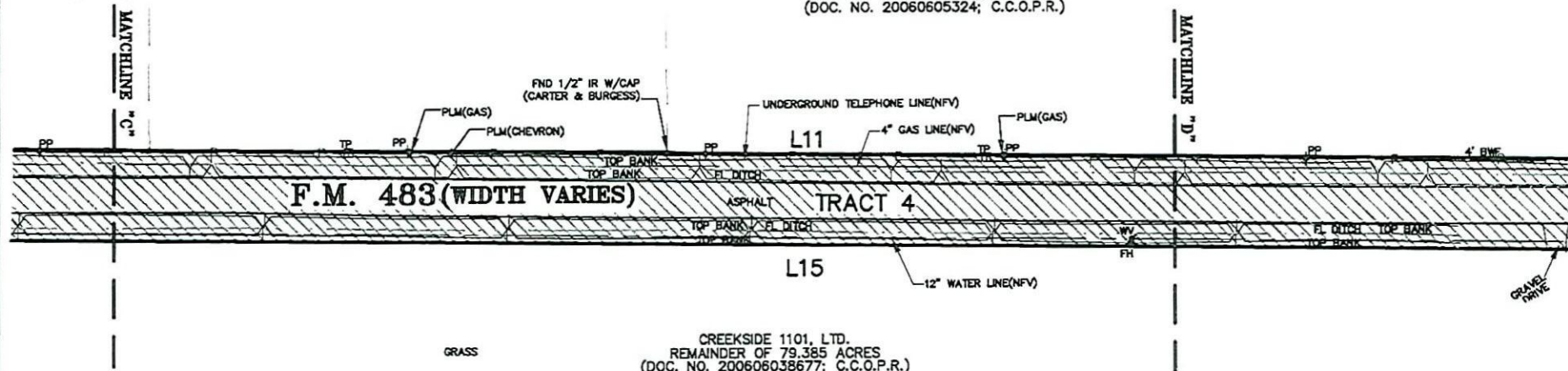
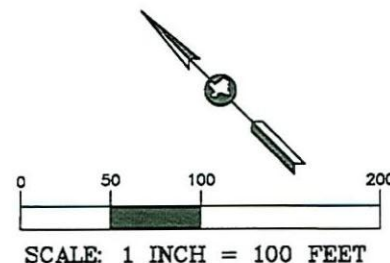
DATE: 03/11/09 JOB NO.: 356-130

TRACT 4
4.591 ACRES
(199,996 SQ. FT.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
100.00 ACRES C.C.O.P.R.
(DOC. NO. 20060605324; C.C.O.P.R.)
(FULL DESCRIPTION NOT RECORDED)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
14.437 ACRES
(DOC. NO. 20060605324; C.C.O.P.R.)

A-L 95 CREEKSIDE TOWN CENTER, L.P.
40.986 ACRES
(DOC. NO. 20060605324; C.C.O.P.R.)



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LEGEND

- BWF - BARBED WIRE FENCE
- C.C.O.P.R. - COMAL COUNTY OFFICIAL PUBLIC RECORDS
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND - FOUND
- IR - IRON ROD
- PP - OVERHEAD POWER LINE
- PLM - PIPELINE MARKER
- TP - POWER POLE
- TP - TELEPHONE PEDESTAL
- VV - VALVE
- WV - WATER VALVE

NOTES

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS

SKETCH TO ACCOMPANY DESCRIPTION

OF
A 4.591 ACRE (199,996 SQ. FT.) TRACT OF LAND, BEING
THAT PORTION OF F.M. 483
FROM I.H. 35 TO F.M. 1101
IN THE ANTONIO MARIA ESNAURIZAR
ELEVEN LEAGUE GRANT,
ABSTRACT NO. 1
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

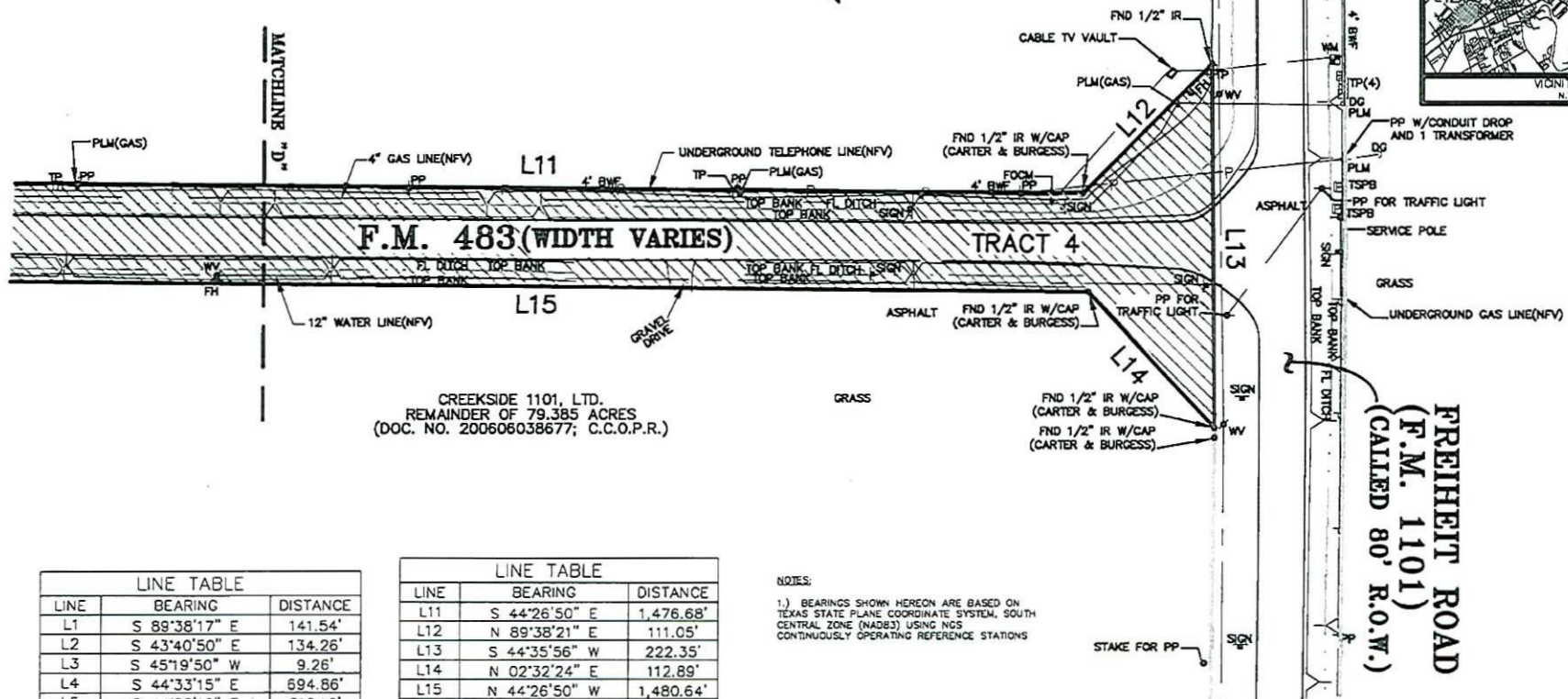


TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535

TRACT 4
4.591 ACRES
(199,996 SQ. FT.)

0 50 100 200
SCALE: 1 INCH = 100 FEET

A-L 95 CREEKSIDE TOWN CENTER, L.P.
40.986 ACRES
(DOC. NO. 20060605324; C.C.O.P.R.)



CREEKSIDE 1101, LTD.
REMAINDER OF 79.385 ACRES
(DOC. NO. 200606038677; C.C.O.P.R.)

**FREIHEIT ROAD
(F.M. 1101)
(CALLED 80' R.O.W.)**

LINE TABLE		
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L1	S 89°38'17" E	141.54'
L2	S 43°40'50" E	134.26'
L3	S 45°19'50" W	9.26'
L4	S 44°33'15" E	694.86'
L5	S 44°28'12" E	810.16'
L6	S 44°10'11" E	40.31'
L7	S 45°19'40" W	70.27'
L8	S 44°28'08" E	69.03'
L9	S 44°40'02" E	797.54'
L10	S 46°39'42" E	399.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S 44°26'50" E	1,476.68'
L12	N 89°38'21" E	111.05'
L13	S 44°35'56" W	222.35'
L14	N 02°32'24" E	112.89'
L15	N 44°26'50" W	1,480.64'
L16	N 46°39'42" W	231.36'
L17	S 44°46'14" W	12.31'
L18	N 46°20'49" W	174.60'
L19	N 44°25'05" W	315.84'
L20	N 44°57'22" W	360.70'
L21	N 44°10'11" W	181.40'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°53'52"	2,834.79'	93.89'	S 45°39'11" E - 93.89'
C2	2°09'00"	2,894.79'	108.63'	S 45°31'31" E - 108.63'
C3	2°08'58"	2,834.79'	106.35'	N 45°31'30" W - 106.34'
C4	1°55'44"	2,904.93'	97.80'	N 45°22'57" W - 97.80'

TRACT 4
4.591 ACRES
(199,996 SQ. FT.)

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS

LEGEND

- BWF - BARBED WIRE FENCE
- C.C.O.P.R. - COMAL COUNTY OFFICIAL PUBLIC RECORDS
- DG - DOWN GUT
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND - FUND
- FOCM - FIBER OPTIC CABLE MARKER
- IR - IRON ROD
- P- - OVERHEAD POWER LINE
- PLM - PIPELINE MARKER
- PP - POWER POLE
- R.O.W. - RIGHT OF WAY
- STM - STORM
- TSPB - TRAFFIC SIGNAL PULL BOX
- TP - TELEPHONE PEDESTAL
- W - WIT
- WM - WATER METER
- WV - WATER VALVE

SKETCH TO ACCOMPANY DESCRIPTION
OF

A 4.591 ACRE (199,996 SQ. FT.) TRACT OF LAND, BEING THAT PORTION OF F.M. 483 FROM I.H. 35 TO F.M. 1101 IN THE ANTONIO MARIA ESNAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT NO. 1

CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

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